

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
KERR CHRISTOPHER R & KIERSTIN 15 WINDWARD WAY REALTY TRUST 15 WINDWARD WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		720,700	720,700
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010		517,300	517,300
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2634 Total Acres 2.018 Chapter Lan GIS ID F_866433_2852219		Cyclical 3 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	11,000	11,000			
						Total		1,249,000	1,249,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KERR CHRISTOPHER R & KIERSTIN R T		LCC 127128	07-13-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KERR KIERSTIN R		LCC 121910	06-01-2015	Q	I	799,000	00	2023	1010	551,200	2022	1010	499,400	2021	1010	435,100
CHIN TAO & CHIN ERIN M		LCC 119211	07-01-2013	Q	I	759,000	00		1010	557,700		1010	354,700		1010	342,100
LEONARD JOHN S & KELLY F		LCC 105748	07-22-2004	Q	I	641,000	00		1010	7,400		1010	200		1010	200
SMITH LESLIE A		LCC 79809	09-03-1993	Q	I	310,000	00	Total		1,116,300	Total		854,300	Total		777,400

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0060					Appraised Bldg. Value (Card)						720,700
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						11,000
					Appraised Land Value (Bldg)						517,300
					Special Land Value						0
					Total Appraised Parcel Value						1,249,000
					Valuation Method						C
					Total Appraised Parcel Value						1,249,000

NOTES													VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
QPO-22-21	09-20-2022	MN	Maintenance	2,918		100		Attic Insulation and air sealing KIT, 1/2BTH, LNDRYRM 4X8 ENCLOSED PORTICO	10-25-2021	SJT	10		00	Measure & Listed				
164	09-02-2009	RM	Remodel	25,000		100			09-25-2013	JLF	9	1	00	Measure & Listed				
227	07-18-2008	AD	Addition	2,500	12-01-2008	100			04-12-2013	VGS			20	Field Review				
													08-10-2010	KP		4	01	Measure - No Entry

LAND LINE VALUATION SECTION													Total Land Value			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	PD	Residual	1.100	AC 35,000.00	0.92727	5	1.00	0060	1.341		1.0000	1.00	47,900	
Total Card Land Units					2.02	AC	Parcel Total Land Area					2.02	Total Land Value			517,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1528	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		773,851
Interior Floor 2			Replace Cost		54,560
Heat Fuel	02	Oil	Year Built		828,410
Heat Type	05	Hot Water	Effective Year Built		1981
AC Type	03	Central	Depreciation Code		2008
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	1		Cns Sect Rcnld		720,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	492		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1528		Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	120	21.00	1985	A	70	C	1.00	1,800
PTO	Patio	L	880	15.00	2015	A	70	C	1.00	9,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,650	1,650	1,650	225.74	372,478
BSM	Basement	0	1,528	306	45.21	69,078
DCK	Deck	0	502	50	22.48	11,287
FGR	Garage	0	576	230	90.14	51,921
FOP	Open Porch	0	107	16	33.76	3,612
FUS	Finished Upper Story	1,028	1,028	1,028	225.74	232,065
UAT	Unfinished Attic	0	988	148	33.82	33,410
Ttl Gross Liv / Lease Area		2,678	6,379	3,428		773,851

